

Map Amendment 6

Redmond Ridge Panhandle

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #18, Section 2, Township 25, Range 6 as follows:

Reclassify the following parcels from UR-P-SO to RA-5:

0225069080	0225069081
0225069082	0225069083
0225069088	0225069084
0225069002	

Eliminate the P-suffix development condition for the parcels, BC-P21.

BC-P21: Novelty Hill Master Plan Developments/ Urban Planned Developments Area P-suffix Conditions (Northridge)

1. Process

The review process for the Mater Plan Developments/Urban Planned Developments shall include:

A. A project-level Environmental Impact Statement;

B. Participation by the public, agencies, and other jurisdictions through EIS comments, meetings, and through public hearings held before a Hearing Examiner;

C. Permit processing fees paid by the applicant;

D. Final action by the King County Council;

A recorded development agreement which contains final conditions of approval.

2. Environmental Resource Protection

The Master Plan Developments/Urban Planned Developments shall include:

A. Establishment of a natural resource protection area (NRPA) to protect wetlands, surface water quality, groundwater recharge, groundwater quality, wildlife, and aquatic resources.

31 B. A Master Drainage Plan (MDP) consistent with king County Surface Water
32 Design Manual requirements to be prepared by the applicant. The MDP shall include
33 a post-development monitoring program.

34 3. Housing

35 The Master Plan Developments/Urban Planned Developments shall provide the
36 following:

37 A. A range of housing types including lot sizes, attached and detached single-family
38 and multi-family housing units and densities;

39 B. Of the total residential units, 10% shall be affordable to low-income households
40 (income level below 80% of the median-income for King County); 10% shall be
41 affordable to moderate-income households (income levels between 80 and 100% of
42 the median income for King County); and 10% shall be affordable to median-income
43 households (income levels between 100 and 120% of the median income for King
44 County). No low-income housing will be required unless publicly funded programs
45 for such housing is available, provided that the developer sets aside sufficient land for
46 a period of up to 5 years.

47 C. A post-development monitoring program for affordable housing.

48 4. Retail/Commercial and Business Park Development

49 The Novelty Hill Master Plan Developments/Urban Planned Developments shall
50 provide sufficient area to accommodate retail/commercial and business park uses to
51 serve the needs and provide employment for future residents and employees.

52 5. Public Services

53 The Master Plan Developments/Urban Planned Developments shall ensure that
54 provisions for the following public services are provided to adequately mitigate the
55 impacts of these proposals on the following:

56 A. Fire and police protection;

57 B. Public water and sewer systems;

58 C. School facilities. Northridge shall provide for adequate school sites consistent with
59 the Lake Washington School District standards and requirements. Such sites shall be
60 provided with utility connections and shall be dedicated to the Lake Washington
61 School District.

62 6. Transportation

63 The Master Plan Developments/Urban Planned Developments shall include:

64 A. A transportation plan which provides for compliance with King County
65 concurrency standards, level-of-service standards, safety and operation standards, and

66 which identifies on and off-site transportation improvements, methods of funding,
67 and a post-development monitoring program.

68 B. On-site design shall promote the use of alternative modes of transportation
69 including, but not limited to, transit, carpool, bicycle, pedestrian, and equestrian trail
70 facilities.

71 C. Private developer participation in City of Redmond and state projects is governed
72 by Title 14 of the King County Code. Private developer significant adverse impact
73 and mitigation share will be determined through application of the Intersection
74 Standards in KCC 14.80, unless modified through an interlocal agreement.

75 7. Parks, Trails and Open Space

76 The Master Plan Developments/Urban Planned Developments shall provide the
77 following:

78 A. A variety of parks and recreational facilities designed to meet the needs of future
79 residents and employees.

80 B. A pedestrian, bicycle, and equestrian trail system which provides circulation
81 throughout the project and which provides linkage to off-site regional trails.

82 C. Perimeter buffers to screen adjacent rural lands.

83
84 Eliminate the Special District Overlay designations, SO-070, Urban Planned Development
85 set forth in KCC 21A.38.070, and SO-110, Fully Contained Community set forth in KCC
86 21A.38.110.

87
88 Effect: The Redmond Ridge Panhandle zoning amendment applies Rural Residential zoning
89 to approximately 123 acres currently zoned Urban Reserve as part of the Redmond Ridge
90 UPD. KCCP policy states that Redmond Ridge Urban Planned Development (UPD)
91 property shall revert to Rural Residential zoning if it is not planned for development as part
92 of the UPD. The property owners have formally agreed to support this rezone for the subject
93 property. Approval of this amendment fulfills the policy and restricts development on the
94 property to Rural densities. It eliminates all of the P-suffix development conditions and
95 Special District Overlays, which are specific to the UPD development.